

**Minutes
Design Review Board
August 13, 2020 — 6:00 PM
Town Council Chambers – Municipal Building
93 Cottage Street**

Meeting was conducted remotely, via video (Zoom), due to COVID-19 (as authorized under the provisions of MRSA §403-A, approved by the Maine Legislature in March 2020 as part of LD 2167)

I. CALL TO ORDER

The meeting was called to order at 6:00 P.M. Members present: Barbara Sassaman, Chairman; Andrew Geel, Vice-chairman; Peter Bono, Secretary; and Pancho Cole, Member. Three seats on the board are vacant at this time. Staff present: Angela Chamberlain, Code Enforcement Officer; and Steve Fuller, Assistant Planner.

II. EXCUSED ABSENCES

There were no absences.

III. ADOPTION OF THE AGENDA

Vice-chairman Geel moved to adopt the agenda as proposed. Mr. Cole seconded the motion and the Board voted 4-0 on a roll-call vote to approve the motion.

IV. APPROVAL OF MINUTES

a. July 23, 2020

No board members offered any changes to the minutes. Vice-chairman Geel moved to accept the minutes, and Mr. Cole seconded. The Board then voted 4-0 on a roll-call vote to approve the motion.

V. PUBLIC COMMENT

There was none. Assistant Planner Fuller noted for the record that his email address was included in the posted agenda as a means for any interested party to make comment.

VI. BUILDING PERMIT REMINDERS

Chairman Sassaman reminded applicants that they would need to apply for and receive a building permit prior to commencing any of the activities approved at the meeting.

VII. REGULAR BUSINESS

a. Certificate of Appropriateness

Application: DRB-2020-27 (Black Fly Coffee Co.)

Applicant: David Higgins/Fuego Hospitality LLC

Owner: Ivan and Sherry Rasmussen

Project Location: 78 West Street (104-098-000)

Proposed Project: Installation or changes in sign or awning (two new signs for Black Fly Coffee Co., same shape and size as former signs permitted under current building signage plan)

David Higgins said he did not have a presentation to make, as board members had the application with the relevant material in it.

Mr. Bono asked how the name of the company was chosen, and Mr. Higgins said it was a Maine thing. Mr. Bono said it seemed blackflies have a negative connotation associated with them, and wondered if it made good business sense. The fact that everyone knows about blackflies, Mr. Higgins said, was exactly why he chose it: "Everyone's going to remember it."

Mr. Bono asked if the signs had been made yet. Mr. Higgins said they had, and offered to show them to the board. He took board members with him through his house, via Zoom, to where the signs were. Mr. Higgins said Bangor Neon did a great job in making the signs.

Chairman Sassaman asked about a seasonal closure, or if Mr. Higgins intended to be open year-round. Mr. Higgins said he would close at some point, depending on how business was. He said the signs would be taken down when he's not in operation, which Chairman Sassaman said was good. She said that stipulation (seasonal sign removal) could be added into the application.

Vice-chairman Geel moved to approve the application as submitted with the addition of taking the signs down in the off season. Mr. Cole seconded the motion and the Board voted 4-0, on a roll-call vote, to approve the motion.

b. Certificate of Appropriateness

Application: DRB-2020-28 (Port Security Building)

Applicant: Bar Harbor Port Authority

Owner: Town of Bar Harbor

Project Location: 1 Els Pier (102-005-000)

Proposed Project: Changes to exterior appearance of non-historic building (construction of exterior HVAC equipment platform, with visual equipment screen to match existing siding colors)

Geoff Fraser was present to represent the applicant. Chairman Sassaman thanked him for adding a drawing to the original application (requested by the Board and sent to board members before the meeting), which she said helped the board visualize the project better.

Mr. Bono asked what locations were considered for the HVAC equipment. Mr. Fraser said the only other practical location would be the roof, but given that the HVAC unit is 5-and-a-half-feet high and on a stand, the installer was concerned about how the unit would fare in the elements. He said the installer wanted it sheltered.

Mr. Fraser said the installer had considered the top of the public restroom building, but Mr. Fraser said he thought tucking it back in tightly to the back corner as presented in the application was better. Mr. Bono agreed Mr. Fraser had picked the best possible location.

Mr. Fraser said the plan is to use 1x3 flat boards with a half-inch air gap and to line them up with the siding and use the same color as the siding. "The intent is really just to get it [the

HVAC unit] to disappear as much as possible on the face of that building, but still allow maintenance access," Mr. Fraser explained.

Mr. Fraser said the HVAC unit is replacing a seawater exchanger that has failed, and which is costing a lot in maintenance and repairs. Mr. Bono noted that improvement in ventilation is especially important in the midst of the COVID-19 pandemic.

Vice-chairman Geel said he felt the plan did a good job trying to hide the equipment and said installing the HVAC was a necessary adjustment. Mr. Cole told Mr. Fraser "nicely done."

Chairman Sassaman asked about where the gap boards will be used. Mr. Fraser said only on the two public-facing sides. A discussion ensued about what is visible from different vantage points. Mr. Fraser explained about needing to get access to the HVAC equipment, and why the screening proposed was put in place in a way to allow such access. He also explained factoring in concerns about screening being able to stand up to wind and other elements.

Mr. Fraser said he and Harbormaster Charlie Phippen had some concerns about noise from the unit, but said the installer assured them that "it's a very quiet unit." He estimated the noise at about 60 decibels. There was a discussion about other mechanical equipment in the vicinity.

There was discussion about the boards and the air gaps between the boards, and whether the unit will be visible in those gaps. Mr. Fraser said from the distance at which the average person will see it, it will not be an issue.

Mr. Cole moved to approve the amended application as submitted. Vice-chairman Geel seconded the motion. Assistant Planner Fuller clarified that the amendment was the addition of the additional drawing submitted by Mr. Fraser prior to the meeting, which Mr. Cole confirmed. The Board then voted 4-0, on a roll-call vote, in favor of the motion.

VIII. OTHER BUSINESS

a. Continued discussion on lighting rules in the Land Use Ordinance

Chairman Sassaman said she had contacted Phil Bolduc at Neokraft Signs in Lewiston, and said he was willing to take part in the board's September meeting to share his perspective and knowledge on halo lighting in particular.

Chairman Sassaman said her idea was that board members could come up with questions in advance of that meeting, send them to her and that she would then send them to Mr. Bolduc so he could prepare for the meeting. She said one question other than halo lighting could be how to define faux neon signs/lighting.

There was a discussion about specific existing signs in town, and there was general agreement that The Jackson Laboratory and College of the Atlantic signs were nice while there were issues with the color and/or light temperature of the MDI Bio Lab sign.

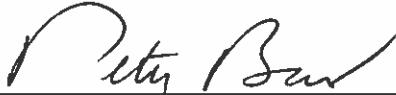
IX. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

Chairman Sassaman asked if anyone had spoken to Ian Hayse, of Fogtown Brewing, about joining the Design Review Board. Assistant Planner Fuller said he had not, but that the board had mentioned it before and he would put it on his list again.

X. ADJOURNMENT

Mr. Cole moved to adjourn the meeting at 6:19 PM Vice-chairman Geel seconded the motion and the Board voted 4-0 on a roll-call vote to approve the motion (with the following expressions of affirmation: Chairman Sassaman, "Okie dokie"; Vice-chairman Geel, "Yes"; Mr. Bono, "Let's do it"; and Mr. Cole, "Arrrrgh," with Chairman Sassaman confirming that Mr. Cole's vote was in the affirmative.)

Signed as approved:



10-9-20

Peter Bono, Secretary
Design Review Board, Town of Bar Harbor

Date